

McCully Building (I.O.O.F. Lodge)
175 South Oregon Street
Jacksonville
Jackson County
Oregon

HABS No. ORE-102

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PHOTOGRAPH

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
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HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. ORE-102

MC CULLY BUILDING
(NOW I.O.O.F. LODGE)

Location: 175 South Oregon Street, Jacksonville, Jackson County,
Oregon

PART I. HISTORICAL INFORMATION

Dr. James W. McCully was one of the earliest settlers in Jacksonville and played an important role in the early development of the town.¹ Although listed as a dairyman on the 1855 jury list,² he was also--and perhaps primarily--involved in financial and business ventures, including the Eldorado Saloon.³ It is probably a measure of the respect shown his early success in business that he was the only Republican from Jackson County elected to the Territorial Legislature in the 1850s, when pro-slavery Democratic sentiment ran high in the area.⁴ In 1861, he and his wife built a large, two-story, frame house in a classical revival style. It was the most pretentious and stylistically sophisticated structure attempted by local builders up to that date.⁵

Prominent among Dr. McCully's business ventures was the construction and leasing of the two-story, brick McCully Building. In October 1855--probably in order to raise cash for construction--McCully mortgaged a lot "fronting Oregon or second Street thirty feet and fronting Main Street twenty feet."⁶ Construction began in 1855 or 1856, although McCully did not secure title to the property from James Cluggage until 1857.⁷

During the 1850s, the lower floor of McCully's building housed stores, while the second floor, known as McCully's Hall, was used for various public and religious meetings,⁸ theatrical performances,⁹ and social events.¹⁰ In 1861, McCully leased the second floor to Jacksonville Lodge No. 10, International Order of Odd Fellows, for \$300.00 per year.¹¹ McCully's financial position was evidently weak, however, for six months later a number of liens were attached to his properties--including the brick store and hall, his new frame dwelling, and an eight-acre parcel of land south of Cluggage's donation land claim.¹² The liens against the total property amounted to \$4,598.47; three additional liens against the new house amounted to another \$2,965.23.¹³ In the face of this adversity, James McCully departed Jacksonville, leaving behind his wife, son, and daughter.¹⁴

McCully's wife, Jane, managed to save the new house with income derived mainly from the school she operated. She taught English for \$14 a term, piano for \$40, and drawing and painting for \$5¹⁵--a curriculum designed to apply finishing touches to the public education of daughters of the socially prominent. Jane McCully also retained title to the eight-acre tract, which she attempted to sub-divide. She sold several

lots, but in general found few buyers for the hilly site.¹⁶ She lost her rights to the McCully Building in 1862 when the sheriff, W. H. S. Hyde, sold it at auction to Anton Bruns and Frederick Frank for \$3,100.¹⁷ Two years later, the Brunes sold their interest to Antoine Hurleman;¹⁸ six months later still, Hurleman and the Franks sold the property to the Lodge of the IOOF.¹⁹ The Lodge required that Jane McCully--for a consideration of \$500--release her right of dower in the property.²⁰ Thus, the IOOF became the first of the three major lodges to acquire a significant building in Jacksonville; later, these social fraternities would control major commercial properties in the town.

The principal business to occupy the ground floor of the McCully Building was a hardware store, run first by Klippel and Hoffman²¹ and later by Kaspar K. Kubli.²² Both William Hoffman and Henry Klippel were active in town affairs. Hoffman was older than most of the residents of Jacksonville, having nearly adult daughters when he arrived from Maryland in 1853.²³ He had served on a committee that recommended Jacksonville as the location for the county courthouse,²⁴ and he later became the first President of the town's Board of Trustees.²⁵ His daughter married the local banker, C. C. Beekman. Both Hoffman and Beekman were active in Presbyterian Church affairs.²⁶

Henry Klippel, a German immigrant,²⁷ was the first Recorder for the Board of Trustees and a member of the committee that drafted the by-laws incorporating the town.²⁸ He, with James Poole, platted and recorded a residential subdivision or "Addition to the Town of Jacksonville" in 1868.²⁹ In the 1870s he served as County Sheriff for a term.³⁰ In addition to the hardware business which he ran with William Hoffman, Klippel owned a saloon and billiard parlor.³¹

Kaspar K. Kubli bought Hoffman and Klippel's hardware business in 1873³² and as late as 1880 was advertising his hardware store in the IOOF Building.³³ Kubli, born in Switzerland,³⁴ was one of the many foreign-born businessmen who settled in Jacksonville. In 1857 he bought an interest in C. H. Miller and Company, a firm engaged in a variety of businesses--including the production and distribution of meats, bread, and other edibles.³⁵ Kubli quickly sold his interest in the company to the other partners, Wintjen and Hesse.³⁶ Little is known of his activities during the next ten years. In July 1868, a Reveille Weekly listing of incomes for the prior year indicated that he had had an income of \$300 from his business ventures.³⁷ He does not appear to have been active in local politics or social affairs, although he did become fairly prosperous. During the 1880s Kubli built his own large brick commercial building on California Street. During that period he also remodelled his residence to make it more stylish and comfortable.³⁸

FOOTNOTES

1

A. G. Walling, History of Southern Oregon, Comprising Jackson,

Josephine, Douglas, Curry, and Coos Counties (Portland, Oregon: The Publishing House of A. C. Walling, 1884), p. 364.

2

Jackson County Commissioners' Journals, July 3, 1855.

3

Jackson County Deeds, December 15, 1854. The instrument indicates that McCully held a mortgage on the saloon.

4

Hubert Howe Bancroft, History of Oregon, 1848-1888 (San Francisco: The History Company, 1888), p. 432, n. 33.

5

The house is dated from mechanics' liens registered against the property; see Jackson County Deeds November 16, 1861, December 21, 1861, and January 17, 1862. Benjamin Dowell's residence on North Fifth Street is equally sophisticated, in the Italianate mode; although dated 1859 by local tradition, it has never been documented.

6

Jackson County Deeds, October 8, 1855.

7

Ibid., December 5, 1857. The building is illustrated on Kuchel and Dressel, "Jacksonville, Jackson County, Oregon T/erritory/, 1856, and therefore must have been built in 1855 or early 1856.

8

Robert Edward Levinson, The Jews of Jacksonville, Oregon (Unpublished M. A. Thesis, University of Oregon, 1962).

9

Alice Henson Ernst, Trouping in the Oregon Country (Portland, Oregon: Oregon Historical Society, 1961), p. 35.

10

Ibid., p. 13.

11

Jackson County Deeds, May 1, 1861. The lease was recorded among the deed records of the County; while the recording of leases was not a standard practice, this is not a unique case either.

12

Ibid., November 14, 15, 16, 1861.

13

Ibid., November 16, 1861, December 20, 1861, and January 17, 1862.

14

Local legend has it that McCully moved on to the newer mining fields of Idaho, but his residences subsequent to Jacksonville have never been documented.

15

The Oregon Intelligencer, June 20, 1863.

16

J. S. Howard, "McCully Addition to Jacksonville, Or, Oregon," 1863. The plat was not actually recorded in the Jackson County Plats until May 13, 1912. Only nine parcels were ever sold in the subdivision, one before it was platted and eight afterwards; in over twenty-five years, the total income from the sales was only \$1,311.

17

Jackson County Deeds, June 14, 1862.

18

Ibid., February 6, 1865.

19

Ibid., September 4, 1865.

20

Ibid., September 4, 1865.

21

Jacksonville Reveille Weekly, June 20, 1868.

22

Fletcher Linn MSS in Jacksonville Museum, Jacksonville, Oregon.

23

Walling, History of Southern Oregon, biographical appendix.

24

Jackson County Commissioners' Journals, August 17, 1856.

25

Town of Jacksonville Board of Trustees' Minutes, December 17, 1860. These Minutes are part of Oregon Historical Society, MSS 916, Box 5, Vol. II.

26

Presbyterian Church Record in Beekman Papers, University of Oregon, MSS 967B.

27

Walling, History of Southern Oregon, biographical appendix.

28

Town of Jacksonville Board of Trustees' Minutes, December 17, 1860.

29

"Poole and Klippel's Addition to the Town of Jacksonville," 1868.
The plat was recorded in the Commissioners' Journals in April 1868.

30

Jackson County Commissioners' Journals, July 11, 1871.

31

Town of Jacksonville Board of Trustees' Minutes, February 1, 1862.
On this date, Klippel and a partner were given a liquor license; their saloon was the New State, on the site of the present Red Men's Lodge Building.

32

Fletcher Linn MSS.

33

The Democratic Times, March 12, 1880.

34

Walling, History of Southern Oregon, biographical appendix.

35

Jackson County Deeds, May 5, 1857.

36

Ibid., May 8, 1857.

37

Jacksonville Reveille Weekly, July 4, 1868.

38

The Democratic Times, March 2, 1888. The item reported that Chris Ulrich and Frank Smith were building a new portico on Kaspar Kubli's house. For a discussion of the Kubli Building, see ORE-95.

PART II. ARCHITECTURAL INFORMATION

A. Description of Exterior:

1. Number of stories: The entire building is two stories.
2. Number of bays: The front (west) facade is four bays, all of which are doorways. The south elevation is four bays on the second floor.

3. Layout, shape: The building is a rectangular block with a single-story storage room on the south elevation. An exterior staircase rises along the south elevation; the roof of the storage room supports the landing platform in front of the doorway into the second floor.
4. Wall construction, finish, color: The walls are brick painted red.
5. Openings:
 - a. Doorways and doors: The four first-floor bays on the west facade and the single ground-floor bay on the south facade are doorways. They have square heads with stone lintels, above which are squat semielliptical relieving arches with keystones. Between the lintel and the relieving arch there is a continuous band, made up of one course of bricks, which ties the openings together horizontally. The arches, keystones, and banding all project slightly from the plane of the wall. The doors are shuttered with heavy iron shutters, each leaf consisting of ten recessed panels joined to an iron framework. The doors were designed to make the building fireproof.
 - b. Windows and shutters: The west facade windows have stone sills and lintels. Above each lintel there is a semielliptical relieving arch with keystone. Between the lintel and the relieving arch is a continuous band, made up of one course of bricks, which ties the openings together horizontally. The arches, keystones, and banding all project slightly from the plane of the wall. The windows are shuttered with heavy iron shutters, each leaf consisting of six recessed panels joined to an iron framework; the shutters were designed to make the building fireproof. The south facade, second floor, has three windows with stone sills and lintels, but without relieving arches; the easternmost bay was originally a window, but is now a doorway. These openings are shuttered in the same manner as the openings on the west facade.
6. Roof:
 - a. Shape: The roof is flat and hidden behind a parapet.
 - b. Cornice: Below the parapet an entablature runs across the west and south elevations and returns into the north elevation. There are several courses of projecting bricks below a dentil course consisting of al-

ternating projecting and receding headers; above the dentil course there is another course of projecting bricks.

B. Description of Interior:

The interior consists of large rooms. The lower floor was originally a store; the upper floor, a "hall." The interior has been remodelled.

C. Site and Surroundings:

The west facade faces South Oregon Street, and the south elevation runs parallel with Main Street. Attached to the southwest corner of the building is a large wrought-iron and glass lantern--now electrified--of a type used throughout the town in the nineteenth century.

Prepared by Marion D. Ross
Department of Art History
University of Oregon

and Christopher Owens
George Washington University
1971

Edited by Ursula Theobald
Writer-Editor
Historic American Buildings
Survey
1976